082.0	0002	0067.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 615,500 / 615,500
					USE VALUE: 615,500 / 615,500
					ASSESSED: 615,500 / 615,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGUIRE JOHN A & ELLEN M/ TRS
Owner 2:	MAGUIRE FAMILY REVOCABLE TRUST
Owner 3:	OF 2019
Street 1:	34 LENNON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAGUIRE JOHN A & ELLEN M -
Owner 2:	-
Street 1:	34 LENNON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,583 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Wood Shingle Exterior and 1744 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4583.000	225,300		390,200	615,500
Total Card	0.105	225,300		390,200	615,500
Total Parcel	0.105	225,300		390,200	615,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.97 | /Parcel: 352.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51339

GIS Ref

GIS Ref

Insp Date 09/13/18

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0067.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,300	0	4,583.	390,200	615,500	615,500	Year End Roll	12/18/2019
2019	101	FV	196,000	0	4,583.	384,700	580,700	580,700	Year End Roll	1/3/2019
2018	101	FV	190,900	0	4,583.	295,500	486,400	486,400	Year End Roll	12/20/2017
2017	101	FV	190,900	0	4,583.	278,700	469,600	469,600	Year End Roll	1/3/2017
2016	101	FV	190,900	0	4,583.	256,400	447,300	447,300	Year End	1/4/2016
2015	101	FV	183,800	0	4,583.	239,700	423,500	423,500	Year End Roll	12/11/2014
2014	101	FV	183,800	0	4,583.	220,800	404,600	404,600	Year End Roll	12/16/2013
2013	101	FV	183,800	0	4,583.	220,800	404,600	404,600		12/13/2012

!6691!

PRINT

Date	Time
12/10/20	21:25:14

LAST REV

Date	Time
12/17/19	14:36:52

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6691

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGUIRE JOHN A	73664-542	1	11/18/2019	Convenience	1	No	No		
	13315-529		10/21/1977		45,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Inspected	CC	Chris C
8/7/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Meas/Inspect	163	PATRIOT
2/26/2000	Inspected	264	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51339
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4583		Sq. Ft.	Site		0	70.	1.22	6									390,243						390,200	

Total AC/HA: 0.10521 | Total SF/SM: 4583 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 390,243 | Spl Credit | Total: 390,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	87800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326524
Depreciation:	101223
Depreciated Total:	225302

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB		

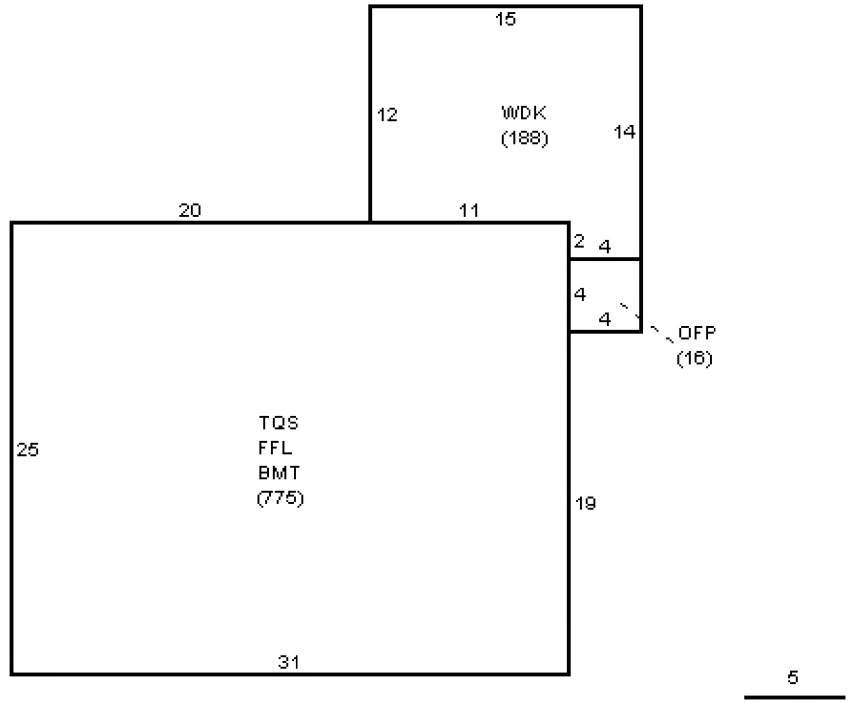
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	96.49
Final Total:	225300	Val/Su SzAd	166.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	775	56.340	43,663
FFL	First Floor	775	141.740	109,845
TQS	3/4 Story	581	141.740	82,384
WDK	Deck	188	11.320	2,128
OFP	Open Porch	16	44.000	704
	Net Sketched Area:	2,335	Total:	238,724
Size Ad	1356.25	Gross Are	2529	FinArea 1744

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0067.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X5	A	AV	1965	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	